



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

*Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas*

Tuesday, November 15, 2022

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

**A. [22-325](#) Discussion of Bluebird Estates Lot Split (LS-22-03) 6515 East
Bluebird Lane (APN: 164-45-010A)**

Attachments:

- [A. Staff Report](#)
- [B. Vicinity Map & Aerial Photo](#)
- [C. Application](#)
- [D. Narrative Plans & Docs](#)
- [E. Water Impact Study](#)
- [F. Utility Service Letters](#)
- [G. Drainage Report](#)

**B. [22-326](#) Discussion of a Preliminary Plat (PP-22-01) Coconino 17 - Twelve
Lot Subdivision with two Public Roads: 8097-8181 N Coconino**

Road (APN: 168-79-001A, 001B, 004A & 004B)**Attachments:**

[A. Staff Report](#)
[B. Vicinity Map & Aerial Photo](#)
[C. Application](#)
[D. Narrative](#)
[E. Preliminary Plat](#)
[F. Landscape Plan](#)
[G. Water Impact Study](#)
[H. Utility Service Letters](#)
[I. Drainage Report](#)
[J. Traffic Statement](#)

**C. [22-346](#) **Andaz Resort Intermediate Special Use Permit Amendment (SUP) -
6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for
R-43 to SUP Resort****

Attachments:

[A. Staff Report](#)
[B. Vicinity Map & Aerial Photo](#)
[C. Resort History, Scope of Work & SOD Summary](#)
[D. Narrative/Plans/Application](#)
[E. Statement of Direction \(SOD\)](#)
[F. Comparison & Consideration Points](#)
[G. Quail Run Rd ROW Pavement Pros & Cons](#)
[H. Applicant Response Letter to September 8th SOD Work Session](#)
[I. Noise Impact Study](#)
[J. Trip Generation Comparison](#)
[K. Water System Analysis Report](#)
[L. Sewer System Analysis Report](#)
[M. Conceptual Drainage Design Memo](#)
[N. Summary of Andaz Preliminary Meeting with Neighbors](#)
[O. Public Comment](#)
[P. Town of PV Andaz Noise Study 10.21.21](#)

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and

will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [22-339](#) Approval of the November 1, 2022 Planning Commission Minutes

Attachments: [11.1.22 PC MN Draft](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.